

"Knebworth aims to be a vibrant and inclusive village community, a great place to live that is distinct and separate from its neighbouring communities. A place that aspires to good design and improved environmental performance where everybody has access to green spaces. A community that will accommodate sustainable growth and development in its population, services and infrastructure that embraces our values, has the minimum impact on local nature and wildlife and that ensures Knebworth's fundamental rural character is maintained."

**Minutes of Knebworth NP Steering Committee meeting
held on 31st January 2019, 7.30pm in the Village Hall**

Present: Clint Bull (CB, chair) Paul Ward (PW, KPC)
Robert Sprigge (RS) Jacqueline Veator (JV)
Claire Graham (CG, KPC) Phil Skinner (PS)
Roy Oostwouder (RO) Graham Dormer (GD, vice chair)
Penny Berry (PB) (Note taker)

Apologies: Lisa Nash (LN) Andy Nation (AN)

1. Landowners' meeting

- CB and PW had attended a meeting with the Tubb-Wallace (TW) family to complete the business survey. This had developed into a more general discussion on farming viability, with 1,000Ha being considered as the size able to run profitably and the need for all farms to diversify these days. The proposed layout of site KB4 is being reviewed due to factors such as a storm drain on the site and to make the design more in keeping with the Lutyen's style. PTW would like to redevelop the farmyard at Swangleys Farm and it was suggested as a suitable site for small business/office units. A road to alleviate additional traffic was also being considered.
- The AECOM report is currently with Locality for approval and can't be circulated until this has been agreed. CB will email PTW to advise him that this is not yet available.
- It was agreed that the AECOM report and the draft policies can be forwarded to the TW family once approved by Locality and the draft policies have been endorsed by the Parish Council as being ready to go to consultation.

2. AECOM Report

As the AECOM report may not be approved by Locality for some time, it would be useful to know what is in the final report in order to see if it is line with the Neighbourhood Plan or whether there are any conflicts and also to be able to use it to develop policies. CG will try to obtain a draft final copy for use by the Steering Committee only in order to finalise policies.

3. Comparison of objectives and policies for every group

- This was the main purpose of the meeting. JV said that there are currently too many objectives, some can be combined. All objectives should be of equal importance and definitely should not be numbered or put in "order of importance".
- Despite too many objectives, it had been agreed that there needs to be a development strategy covering coalescence, CB to write. Also a density policy
- A reminder that the NP should be a "pyramid" of the Vision at the top, then the Objectives, then the policies.
- It was agreed that it would be helpful to committee members to have references to objectives that have been merged and a table showing where objectives relate to policies.
- The policies of each group were reviewed, discussed and updated if/where necessary.

- Each group lead is to update their policies and the revisions sent to JV preferably **as soon as possible** but definitely **NO LATER than Tuesday 5th February**, this will give JV a couple of days to combine and prepare the final draft for the Parish Council meeting on 13th February.

4. Next steps

- If the Parish Council agree with the proposed objectives and policies, the Open Day planned for Saturday 2nd March will go ahead.
- An invitation to the Open Day will be in the Annual Parish Update, delivered to every household in February.

5. Date of next meeting

- **Wednesday 20th February 2019, 8pm** in the Village Hall, main hall - final preparations for the Open Day.